

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: David M. Abramson, Planner II

SUBJECT: SP 3-5-04 / 04-277 / Admirals Boys and Girls Club / 6500 Nova Drive /
Gnerally located at the southwest corner of Nova Drive and Davie Road

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SP 3-5-04 / 04-277 / Admirals Boys and Girls Club / 6500
Nova Drive

REPORT IN BRIEF:

The petitioner is proposing a new one-story, Boys and Girls Club and a Marine Academy. The overall subject site is approximately 39.452 net acres. The site is zoned CF, Community Facilities District with an underlying land use designation of RAC, Regional Activity Center.

The overall site (McFatter Techincal Center) consists of nine (9) existing educational buildings for a total of 272,206 square feet. The subject site is located at the southwest corner of Nova Drive and Davie Road. The proposed building will utilize the existing parking lot currently used by the existing educational facility. The building footprint is approximately 18,741 square feet.

The petitioner's site design meets the intent of the CF, Community Facility District. The subject site is designed with pedestrian movement on and throughout the property with crosswalks and an access point from Nova Drive. The site also proposes dry retention areas in the rear (southern) portion of the building.

The architectural design of this one-(1) story building exemplifies a Florida Vernacular Design. The building design consists of clean, simple, straight lines and features. Rectangular doors and windows with white finishes are located proportionately apart from one another with similar decorative treatments of aluminum window louvers. The exterior walls consist of a cement plaster pale yellow paint along the entire meter the building. A tower build-out breaks up a galvanized standing seam metal, hipped roof. The tower feature also consists of a standing seam metal hipped roof, square windows, and cement siding painted a pale yellow.

Access onto the site is via an existing opening along the northern property line, adjacent to Nova Drive. Vehicular traffic entering this access point may either navigate into the northern parking lot or maneuver to the building's entry drop-off area.

The new Boys and Girls Club and Marine Academy is compatible with both existing and allowable uses on and adjacent this property. Furthermore, the proposed facility ties in with the current and future uses at the South Florida Educational Complex.

PREVIOUS ACTIONS: None

CONCURRENCES: At the April 12, 2005, Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Vice-Chair Aitken, to approve SP 3-5-04, Admiral's Boys and Girls Club, based on the planning report and the following: 1) that the shutters on the north side of the building be raised to be above the windows rather than at midpoint as shown on the elevation; 2) that a crosswalk marking be added at the main entrance where the sidewalk crosses the road; and 3) add a bollard at the northwest door at the gym to protect against any vehicles backing up. (Motion carried 5-0)

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Attachment(s): Site Plan, Planning Report, Future Land Use Plan Map, Zoning and Aerial Map

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:

Name: Boys and Girls Club of Broward County
Address: 1401 NE 26 Street
City: Ft. Lauderdale, FL 33305
Phone: (954) 537-1010

Petitioner:

Name: Alex Zalez, Garcia Brenner Stromberg
Address: 751 Park of Commerce Drive, Suite 118
City: Boca Raton Florida, 33487
Phone: (561) 241-6736

Background Information

Application Request: Site plan approval for a new one-story Boys and Girls Club and Marine Academy

Site Plan Committee

Recommendation: At the April 12, 2005, Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Vice-Chair Aitken, to approve SP 3-5-04, Admiral's Boys and Girls Club (Motion carried 5-0)

Address/Location: 6500 Nova Drive/Generally located at the southwest corner of Nova Drive and Davie Road within the McFatter Complex

Future Land Use

Plan Designation: RAC, Regional Activity Center

Zoning: CF, Community Facilities District

Existing/Proposed Use(s): Vacant/18,760 sq. ft. Boys and Girls Club and Marine Academy

Parcel Size: 39.452 net acres
44.07 gross acres

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	Commercial Buildings	Regional Activity Center
South:	Broward Community College	Regional Activity Center
East:	Commercial Buildings	Regional Activity Center
West:	Broward Community College	Regional Activity Center

	<u>Surrounding Zoning:</u>
North:	M-4 (County)
South:	CF, Community Facilities District
East:	B-2, Community Business District
West:	CF, Community Facilities District

Zoning History

Related Zoning History:

Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Concurrent Request on same property: None

Previous Requests on same property:

Plat Application (P 1-1-95), On August 16, 1995, Town Council approved “McFatter Vocational Site” plat and was recorded into the County records in 1997. The Plat was restricted to 164,801 square feet of adult educational facility (147,221 square feet existing, 17,580 square feet proposed).

Delegation Application (DG 6-1-04), On August 4, 2004, Town Council approved an amendment to the restrictive note of the “McFatter Vocational Site” plat.

Developer’s Agreement (DA 11-1-04), On November, 17, 2004, Town Council approved the request to enter into a regional road concurrency agreement between the Town, Broward County, and the School Board of Broward, Florida for remedial measures to satisfy concurrency requirements.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-24 (J)(13)), the CF District is intended to implement the community facilities classification of the Town of Davie Comprehensive Plan by providing areas for location of community facilities.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 8. This Planning Area is the heart of Davie and is the most diverse, characterized by older, small-scale commercial development, older single-family residential neighborhoods, and newer, large-scale multi-family residential developments that serve the rapidly growing South Florida Education Center (SFEC). It is bounded on the north by Nova Drive, south by Orange Drive, east by Florida's Turnpike, and west by University Drive. The planning area encompasses the downtown Davie Business District, where western theme architecture is required, the Davie Town Hall and Rodeo Arena, two large mobile home communities, and industrial land.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 99.

Broward County Land Development Code: The Broward County Land Development Code requires that any changes or waivers to requirements of development permit applications be reviewed and approved or disapproved by the municipality with final approval by Broward County Commission.

Applicable Goals, Objectives & Policies:

Policy Group 10: Regional Activity Center Use, Policy 10-1: states that the Regional Activity Center land use designation shall promote and encourage large-scale development and redevelopment as well as small parcel infill development and redevelopment that facilitate a coordinated and balanced mix of land uses. Included in the list of land uses is recreation.

Application Details

The applicant's submission indicates the following:

1. *Site:* The petitioner is proposing a new one-story, Boys and Girls Club and a Marine Academy with parking spaces situated along the north and eastern portions of the proposed building. The overall subject site is approximately 39.452 net acres. The site is zoned CF, Community Facilities District with an underlying land use designation of RAC, Regional Activity Center.

The overall site (McFatter Technical Center) consists of nine (9) existing educational buildings for a total of 272,206 square feet. The subject site is located at the southwest corner of Nova Drive and Davie Road. The proposed building will utilize the existing parking lot currently used by the existing educational facility. The building footprint is approximately 18,741 square feet. Adjacent to the north is University Commons Shopping Center zoned M-4 (County), to the east is a CVS Pharmacy and an Office Building zoned B-2, Community Business District, and to the south is a Broward County Community College, Florida Atlantic University, and Beacon zoned CF, Community Facility District.

The petitioner's site design meets the intent of the CF, Community Facility District. The subject site is designed with pedestrian movement on and throughout the property with crosswalks and an access point from Nova Drive. The site also proposes dry retention areas in the rear (southern) portion of the building. A garbage enclosure is proposed on the western portion of the building. Adjacent to the enclosure is a proposed alley that allows vehicles to backup their marine vessels into classrooms.

2. *Architecture:* The architectural design of this one-(1) story building exemplifies a Florida Vernacular Design. The building design consists of clean, simple, straight lines and features. Rectangular doors and windows with white finishes are located proportionately apart from one another with similar decorative treatments of aluminum window louvers. The exterior walls consist of a cement plaster pale yellow paint along the entire meter the building. A tower build-out breaks up a galvanized standing seam metal, hipped roof. The tower feature also consists of a standing seam metal hipped roof, square windows, and cement siding painted a pale yellow.
3. *Access and Parking:* Access onto the site is via an existing opening along the northern property line, adjacent to Nova Drive. Vehicular traffic entering this access point may either navigate into the northern parking lot or maneuver to the building's entry drop-off area.

The subject site indicates a loading space, dumpster enclosure, and boat driveway along the western side of the proposed building. The site plans demonstrate truck maneuverability onsite to and from the loading space and dumpster. Furthermore, appropriate signage shall be installed to eliminate any type of traffic hazards.

The petitioner meets the parking calculations set forth in the Town of Davie Land Development Code. The code requires ninety-nine (99) parking spaces for the proposed building. The proposed site plan is providing one hundred (100) parking spaces, including four (4) handicap spaces.

4. *Lighting:* Lighting design meets the Land Development Code that requires the maximum foot-candles of .5 at property lines.
5. *Signage:* Signage is not part of this Site Plan application. All signs shall meet code prior to the issuance of a sign permit.

6. *Landscaping:* The site plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, as per § 12-107 (D) (1), Commercial use under 20,000 sq. ft. The plan illustrates plant material along the perimeter of the site including Ficus, Yellow Tabebuia, Live Oak, Cabbage Palms, Silver Buttonwoods, and Mahogany. All trees on site are maintaining a minimum of 15' from light poles. Furthermore, the dumpster area is screened with scrub materials thirty-six (36) inches in height as required per code.
7. *Drainage:* The subject property lies within Central Broward Drainage District. Approval from Central Broward Drainage District shall be obtained prior to issuance of any site development permit.
8. *Open Space and Recreation:* The Roberts - Potters - Recreational Trail is directly located along Nova Drive. The recreational trail will accommodate leisure activities to and from the subject site. In addition, the recreational trail will allow pedestrians to access numerous Davie parks and other trails.
9. *Compatibility:* The new Boys and Girls Club and Marine Academy is compatible with both existing and allowable uses on and adjacent this property. Furthermore, the proposed facility ties in with the current and future uses at the South Florida Educational Complex.

Significant Development Review Agency Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning:

Provide sidewalks with crosswalks, connecting to Nova Drive's right-of-way, McFatter Educational Facility, and the northern parking lot. *(This has been provided)*

As per § 12-205, standard parking space shall be ten (10) feet in width by eighteen (18) feet in depth. *(This has been provided)*

Engineering: Provide traffic flow arrows and appropriate signage on all one-way traffic paths. *(This has been provided)*

Staff Analysis

The submitted site plan is zoned CF, Community Facilities District and is designated RAC, Regional Activity Center on the Town of Davie Future Land Use Map. A Boys and Girls Club, as well as, the Marine Academy is permitted in both this zoning district and land use category.

Findings of Fact

Staff finds that site plan is consistent with the general purpose and intent of the CF, Community Facility District regulations, and Town of Davie Comprehensive Plan. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. The proposed site plan is compatible with the surrounding uses and properties.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Site Plan Committee Recommendation

At the April 12, 2005, Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Vice-Chair Aitken, to approve SP 3-5-04, Admiral's Boys and Girls Club, based on the planning report and the following: 1) that the shutters on the north side of the building be raised to be above the windows rather than at midpoint as shown on the elevation; 2) that a crosswalk marking be added at the main entrance where the sidewalk crosses the road; and 3) add a bollard at the northwest door at the gym to protect against any vehicles backing up. (Motion carried 5-0)

Town Council Action

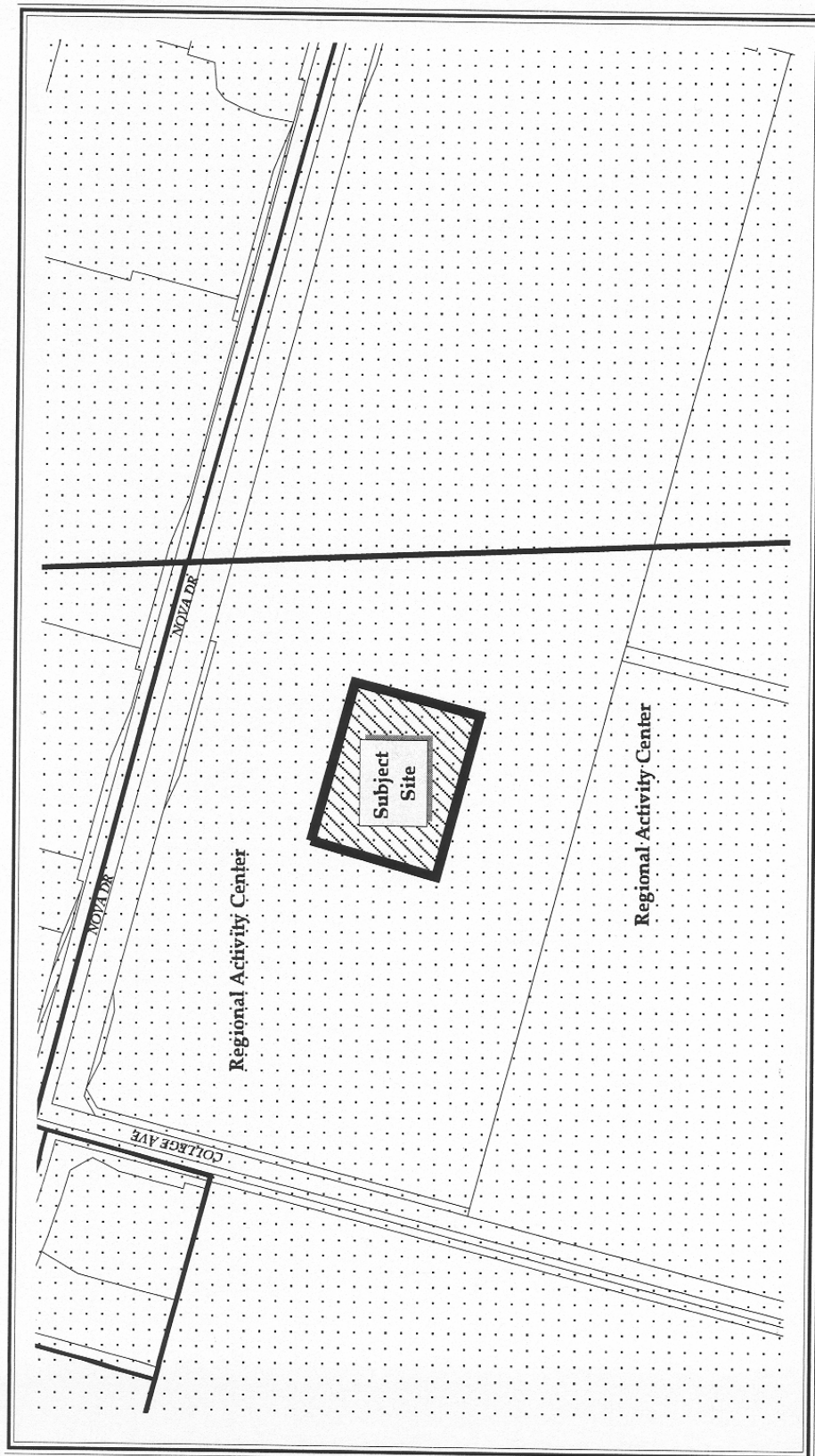
Exhibits

1. Site Plan
2. Future Land Use Plan Map
3. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____

Exhibit 2 (Future Land Use Map)



The Town of Davie
Development Service Department
Planning & Zoning Division

0 500 Feet

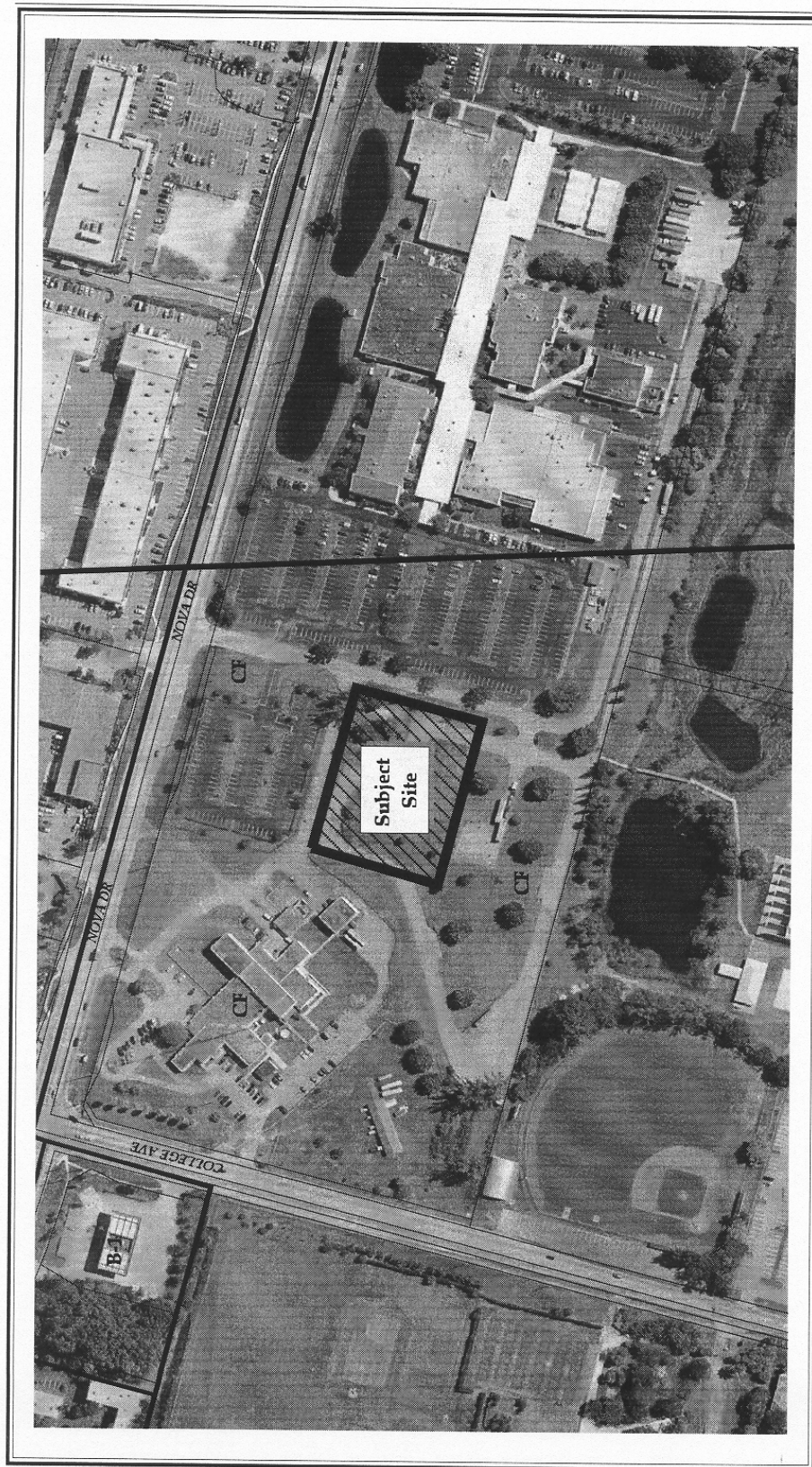
Scale



Site Plan Application
SP 3-5-05, Admiral's Boys & Girls Club
Future Land Use Map

Prepared By: D.M.A.
Date Prepared: 4/6/05

Exhibit 3 (Aerial, Zoning, Subject Site)



The Town of Davie
Development Service Department
Planning & Zoning Division



Scale



Site Plan Application
SP 3-5-05, Admiral's Boys & Girls Club
Aerial, Zoning, Subject Site Map

Prepared By: D.M.A.
Date Prepared: 4/6/05